

Available SF 11,420 SF

Industrial For Lease

Building Size 40,200 SF



Address: 2459 E Vernon Ave, Vernon, CA 90058

Cross Streets: S Santa Fe Ave/E Vernon Ave

Fabulous Warehouse, Light MFG or Creative Space
 Located Across From Vernon Civic Center
 Fantastic Natural Light via New Windows
 25' Clear Large Portion - Dock High Loading
 Sprinklered - New 200 Amp 277/480 V 3 Ph 4 W Electrical Svc

Lease Rate/Mo:	\$11,420	Sprinklered:	Yes	Office SF / #:	700 SF / 2
Lease Rate/SF:	\$1.00	Clear Height:	15'-25'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	1 / 11'x9' Via Ramp	Office HVAC:	None
Available SF:	11,420 SF	DH Doors/Dim:	4 / 10'x19'; 11'x9'	Finished Ofc Mezz:	0 SF
Minimum SF:	11,420 SF	A: 200 V: 277/480 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	Concrete	Unfinished Mezz:	0 SF
Term:	3-5 Years w/Periodic COLA's	Const Status/Year Blt:	Existing / 1941	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	09/01/2024
Sale Price/SF:	NFS	Parking Spaces: 10 / Ratio: 0.9:1/		Vacant:	No
Taxes:	/ 2024	Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Office	Market/Submarket:	Commerce/Vernon
Zoning:	I/C-2			APN#:	6302018017

Listing Company: Dorin Realty Company
Agents: [Mark Whitman 213-627-0007](mailto:MarkWhitman@DorinRealty.com)

Listing #: 40249232 **Listing Date:** 04/29/2024 **FTCF:** CB250N000S000/A0AA

Notes: Some loading via 25' dock. Tenant to pay any applicable Vernon warehouse tax. Clear height: 15-25. All details must be verified.

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